

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy Case
EAGLE PROPERTIES AND	)	No. 23-10566-KHK
INVESTMENTS LLC	)	
	)	Chapter 7
Debtor	)	

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 5/23/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 449 Lawyers Rd, NW, Vienna, Virginia (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:

Property Sold: 449 Lawyers Rd, NW, Vienna VA

Purchasers: Anchor Homes LLC

Purchase Price: \$850,000.00

Exemptions paid to Debtor: \$0.00

Net Proceeds to Estate: **\$68,000.00**

Dated: 6/27/2024

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee



A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan			
1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. <input type="checkbox"/> Conv. Unins.		6. File Number T-23493	7. Loan Number _____
4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins.		8. Mortgage Insurance Case Number _____	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower ANCHOR HOMES LLC 6862 Elm Street, #100 McLean, VA 22101		E. Name and Address of Seller H. Jason Gold Chapter 7 Trustee in Bankruptcy RE: EAGLE PROPERTIES AND INVESTMENTS LLC P.O. Box 57359 Washington, DC 20037	
G. Property Location 449 Lawyers Road, NW Vienna, VA 22180 Lot 97 & Pt of Lot 96, Section 2, VIENNA HILLS Town of Vienna, Fairfax County, VA		F. Name and Address of Lender NOT APPLICABLE (CASH TRANSACTION)	
		H. Settlement Agent William A. Marshall, Attorney-at-Law 7006-G Little River Turnpike, Annandale, VA 22003	
		I. Settlement Date 06/20/2024 DD: 06/20/2024	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	850,000.00	401. Contract sales price	850,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,481.33	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 06/20/24 to 06/30/24	49.88	406. City/town taxes 06/20/24 to 06/30/24	49.88
107. County taxes 06/20/24 to 06/30/24	296.34	407. County taxes 06/20/24 to 06/30/24	296.34
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	856,827.55	420. GROSS AMOUNT DUE TO SELLER	850,346.22
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	50,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	134,927.04
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	552,835.62
		Fulton Bank, N.A.	
205.		505. Payoff of second mortgage loan	161,259.61
		GUS GOLDSMITH	
206.		506. Payoff to BALA JAIN LLC	1,323.95
207.		507.	
208.		508.	
209. Agent Credit	21,250.00	509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	71,250.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	850,346.22
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	856,827.55	601. Gross amount due to seller (line 420)	850,346.22
302. Less amounts paid by/for borrower (line 220)	71,250.00	602. Less reduction amount due to seller (line 520)	850,346.22
303. CASH FROM BORROWER	785,577.55	603. CASH TO SELLER	0.00

DigiSign Verified - 184051f5-adc7-4d31-bba6-775c6413702f

SETTLEMENT STATEMENT

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L. SETTLEMENT CHARGES:				File Number: T-23493	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$			850,000.00 @ 5.50 = 46,750.00		
Division of commission (line 700) as follows:						
701.	\$	21,600.00 to	Innovation Properties	(21,250.00 Plus 350.00)		
702.	\$	25,500.00 to	Century 21 New Millennium			
703.	Commission paid at Settlement			\$50,000 EMD held by William A. Marshall	350.00	46,750.00
704.						
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN				P.O.C.	
801.	Loan Origination Fee	%				
802.	Loan Discount	%				
803.	Appraisal Fee	to				
804.	Credit Report	to				
805.	Lender's Inspection Fee	to				
806.	Document Prep.Fee	to				
807.	Tax Service Fee	to				
808.						
809.						
810.						
811.						
812.						
813.						
814.						
815.						
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest from	to	@ \$ /day			
902.	Mortgage Insurance Premium		to			
903.	Hazard Insurance Premium		yrs. to			
904.						
905.						
1000.	RESERVES DEPOSITED WITH LENDER FOR					
1001.	Hazard Insurance	mo. @ \$	/ mo.			
1002.	Mortgage Insurance	mo. @ \$	/ mo.			
1003.	City property taxes	mo. @ \$	/ mo.			
1004.	County property taxes	mo. @ \$	/ mo.			
1005.	Annual Assessments	mo. @ \$	/ mo.			
1006.		mo. @ \$	/ mo.			
1007.		mo. @ \$	/ mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County					
1100.	TITLE CHARGES					
1101.	Settlement or closing fee	to	William A. Marshall, Attorney-at-Law		375.00	150.00
1102.	Abstract or title search	to	AHA, LLC		225.00	
1103.	Title examination	to	William A. Marshall, Attorney-at-Law		150.00	
1104.	Title insurance binder	to				
1105.	Document preparation	to	William A. Marshall, Attorney-at-Law		185.00	
1106.	Notary fees	to				
1107.	Attorney's fees	to				
	(includes above item No: )					
1108.	Title insurance	to	Guarantee Title Insurance Agency, Inc./CWL		2,082.00	
	(includes above item No: )					
1109.	Lender's coverage					
1110.	Owner's coverage	850,000.00 – 2,082.00 Standard Policy/Reissue Rate/Nego Premium (Optional)				
1111.	Overnight Delivery Svc & Hndlg		William A. Marshall, Attorney-at-Law		50.00	
1112.	Reconveyance Tracking Service		William A. Marshall, Attorney-at-Law		85.00	
1113.	Additional Charges *** See Attached Addendum ***				85.00	
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees	Deed \$ 61.00	; Mortgage \$	; Releases \$	61.00	
1202.	City/county/stamps	Deed \$ 708.33	; Mortgage \$		708.33	
1203.	State tax/stamps	Deed \$ 2,125.00	; Mortgage \$		2,125.00	
1204.	GRANTORS TAX	Deed \$ 850.00	; Mortgage \$			850.00
1205.	Additional Charges *** See Attached Addendum ***					1,700.00
1300.	ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to	N/A			
1302.	Pest inspection	to	N/A			
1303.	Expense Reimbursement		RealMarkets			1,000.00
1304.	Bankruptcy Estate Payment		H. Jason Gold, Trustee			42,500.00
1305.	326(a) Trustee Commission		H. Jason Gold, Trustee			25,500.00
1306.						
1307.	Delinq '23 Town RE Taxes		Town of Vienna			332.64
1308.	Additional Charges *** See Attached Addendum ***					16,144.40
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)				6,481.33	134,927.04

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement. In the event of a reparation of taxes is necessary for the current tax year said reparations will be settled between the buyers and sellers.

ANCHOR HOMES LLC,  
a Virginia limited liability company

By: Yue Wang, Manager/Mmber

H. Jason Gold Trustee

H. JASON GOLD, CHAPTER 7 TRUSTEE IN BANKRUPTCY  
RE: EAGLE PROPERTIES AND INVESTMENTS LLC

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction, have caused or will cause the funds to be disbursed in accordance with this statement.

William A. Marshall, Attorney-at-Law

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Prepared by  
**William A. Marshall, Attorney-at-Law**  
**7006 Little River Turnpike, Suite G**  
**Annandale, Virginia 22003**  
**703-354-7700**

**Proration Date: 06/20/24**

449 Lawyers Road, NW, Vienna, VA 22180  
Lot 97 & Pt of Lot 96, Section 2, VIENNA HILLS, Town of Vienna, Fairfax County, VA

		Borrower	Seller
<b>ITEMS PAYABLE IN CONNECTION WITH LOAN</b>			
816.			
817.			
818.			
819.			
<b>TOTALS</b>			
<b>TITLE CHARGES</b>			
1114.	Technology & Storage Fee	Landtech	35.00
1115.	Wire Fee	William A. Marshall, Attorney-at-Law	45.00
1116.	e-Record Fee	Simplifile	5.00
1117.			
1118.			
1119.			
1120.			
1121.			
<b>TOTALS</b>		85.00	
<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>			
1206.	REG. WMATA CAPITAL	850.00	850.00
1207.	REG. CONG. RELIEF F	850.00	850.00
1208.			
1209.			
1210.			
1211.			
1212.			
<b>TOTALS</b>			1,700.00
<b>ADDITIONAL SETTLEMENT CHARGES</b>			
1309.	Delinq '23 RE Taxes County	Fairfax County, Dept. of Tax Admin.	10,418.05
1310.	1st 1/2 '24 Town RE Taxes	Town of Vienna	825.29
1311.	1st 1/2 '24 County RE Taxes	Fairfax County, Dept. of Tax Admin.	4,903.06
1312.			
1313.			
<b>TOTALS</b>			16,144.40

ADDITIONAL SHEET TO SETTLEMENT STATEMENT

To: Fulton Bank

To: Gus Goldsmith

To: Baa Jain LLC

Total Payoff

\$552,835.62

Total Payoff

\$161,259.61

Total Payoff

\$1,323.95

All Payoff figures shown above are subject to verification and adjustment of interest to date of receipt by lender

Real Estate Taxes have been adjusted on a 2024 tax assessment and a 2024 rate. If the assessment and/or rate is raised or lowered, or a supplemental assessment is billed, any readjustment shall be the sole responsibility of Seller(s) and Purchaser(s).

Additional amount of owner’s title insurance: \$2,082.00, Standard Policy/Reissue Rate/Negotiated Premium (Optional)

Yes   X   No           

Please be advised that William A. Marshall, Attorney-at-Law, is the owner of a 100% interest in Guarantee Title Insurance Agency, Incorporated; and furthermore, that Mr. Marshall earns income, e.g., consulting fees, from the premiums that are paid by the Purchaser(s) to Guarantee Title.

I/we, as the Purchaser(s) hereby acknowledge that the Settlement Agent has explained the difference between the Standard Owner’s Title Insurance Policy and the Enhanced Owner’s Title Insurance Policy, both of which are optional and are not required by law.

The undersigned hereby acknowledge and agree that no charges and/or seller fees have been paid to the lender other than those fees and charges which are shown on the attached settlement statement.

This law firm assumes no responsibility for the accuracy of assumption, escrow, payoff or other figures as provided by the lending institutions, nor for taxes or assessments, except as recorded in the land records. Homeowners Association fees or condominium dues have been obtained and adjusted based upon a “best effort” basis.

The settlement statement, which is attached hereto, is hereby approved and disbursements shown therein are authorized by the undersigned. I/we hereby certify that I/we have received a copy of the settlement statement.

PURCHASER(S)/BORROWER(S):

ANCHOR HOMES LLC,  
a Virginia limited liability company

By:   
Yue Wang/Manager/Member

SELLER(S):

H. Jason Gold Trustee  
H. JASON GOLD, CHAPTER 7 TRUSTEE  
IN BANKRUPTCY  
RE: EAGLE PROPERTIES AND  
INVESTMENTS LLC

Settlement Secretary  
Sara L. Hammer

  
Settlement Attorney